

Sarita Lane Subdivision

City Plan Commission — June 4, 2026

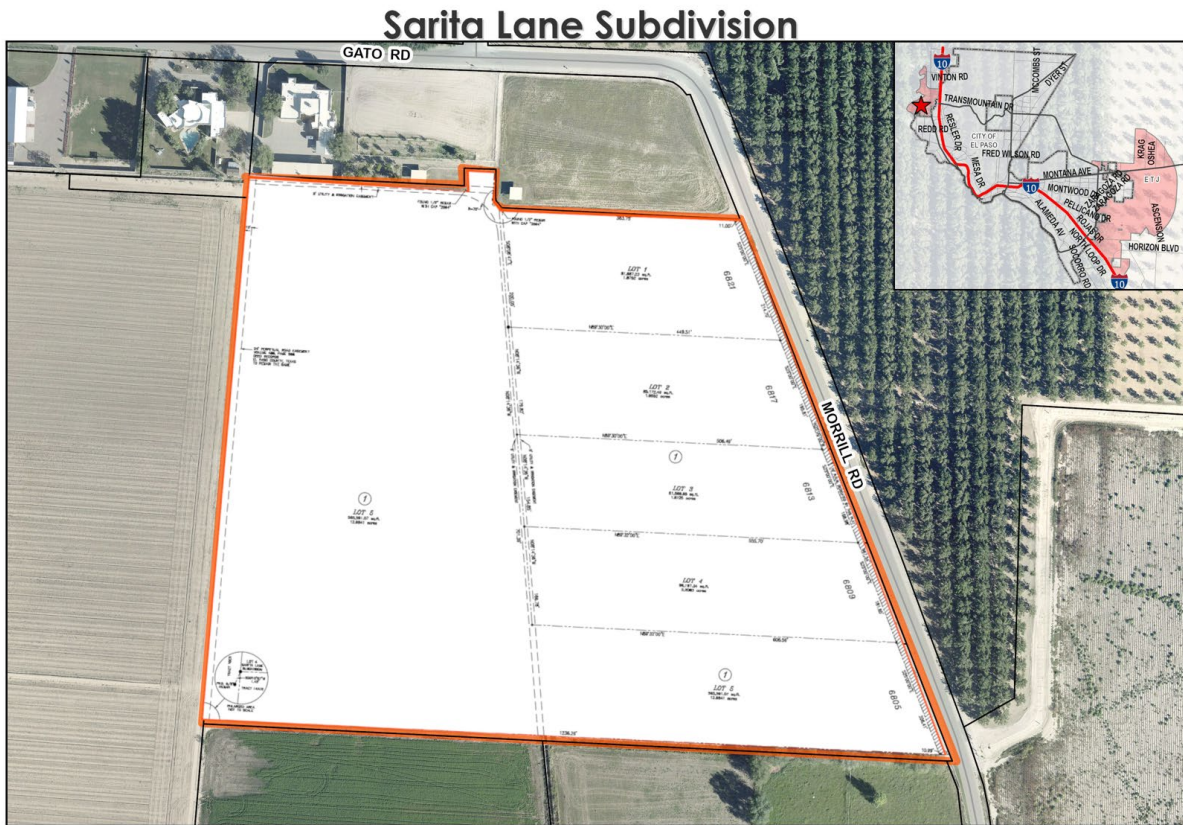


CASE NUMBER/TYPE:	SUSU26-00022 – Major Combination
CASE MANAGER:	Myrna Aguilar (915) 212-1584, AguilarMPXelpasotexas.gov
PROPERTY OWNER:	Blaugrund Morrill Farm, LLC, Jared Allen’s Homes for Wounded Warriors, Cesar Molina, Isela Molina, Carlos Ahumada, Jason C. Salazar
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	South of Canutillo La Union Ave. and West of Strahan Rd.
PROPERTY AREA:	21.11 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$6,850.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Sarita Lane Subdivision on a Major Combination basis and **APPROVAL** of the exception request:

In addition, the applicant is requesting the following exception from the City Plan Commission:

- To waive the dedication and construction of 5-feet of additional right-of-way along Morrill Rd.



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



▬ Subject Property

0 45 90 180 270 360 Feet



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide approximately 21.11 acres of land into five single-family residential lots. The proposed lot sizes will range from approximately 1.87 acres to 12.98 acres. Stormwater drainage is proposed to be handled through on-site ponding facilities. The applicant is also proposing to dedicate 10 feet of right-of-way along Morrill Road to accommodate future infrastructure improvements. Primary access to the subdivision will be provided via Morrill Road. This subdivision was reviewed in accordance with the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: N/A

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: The applicant is requesting the following exception from the City Plan Commission.

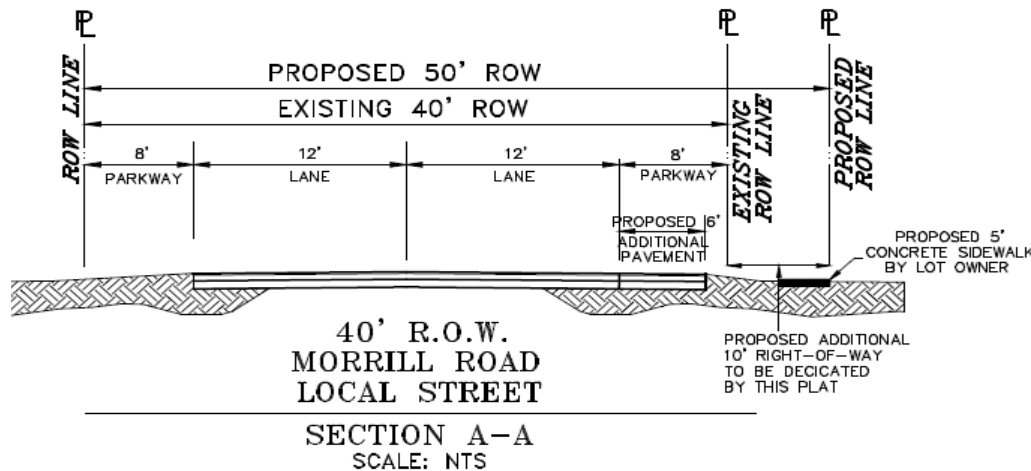
1. To waive the dedication and construction of 5-feet of additional right-of-way along Morrill Rd.

REQUIRED CROSS-SECTION:

BASIC DESIGN FACTORS
COLLECTOR RURAL AREA TYPE
 BASE ROW: 70 FEET

Thoroughfare Cross-Section Design Factors and Priorities						
	Typical Lanes/Widths	Medians/Access	On-Street Parking	Streetscape Elements	El Paso Bike Plan Bike Facilities	Min. Sidewalk Width
Open Space Sectors 0-3, 0-4, 0-5, 0-6	2 lanes, 11-12 ft	N/A	Not Allowed	None	SB	N/A

PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The applicant is requesting a waiver of the additional five feet (5') of right-of-way required to satisfy the proportionate share of the seventy foot (70') rural collector cross-section established by the City of El Paso Street Design Manual, and instead proposes to dedicate the ten feet (10') of additional right-of-way approved by El Paso County. The proposed ten feet (10') of additional right-of-way along Morrill Road complies with El Paso County standards requiring a sixty-foot (60') right-of-way cross-section for all residential collector streets within the county.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential development and vacant land.
South	Extraterritorial Jurisdiction (ETJ) / Residential development
East	Extraterritorial Jurisdiction (ETJ) / Farm use and vacant land
West	Extraterritorial Jurisdiction (ETJ) / Vacant land
Nearest Public Facility and Distance	
Park	Rio del Norte Park (2.8 mi.)
School	Gonzalo & Sofia Garcia Elementary (0.94 mi.)
Plan El Paso Designation	
O-3, Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **June 4, 2029**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

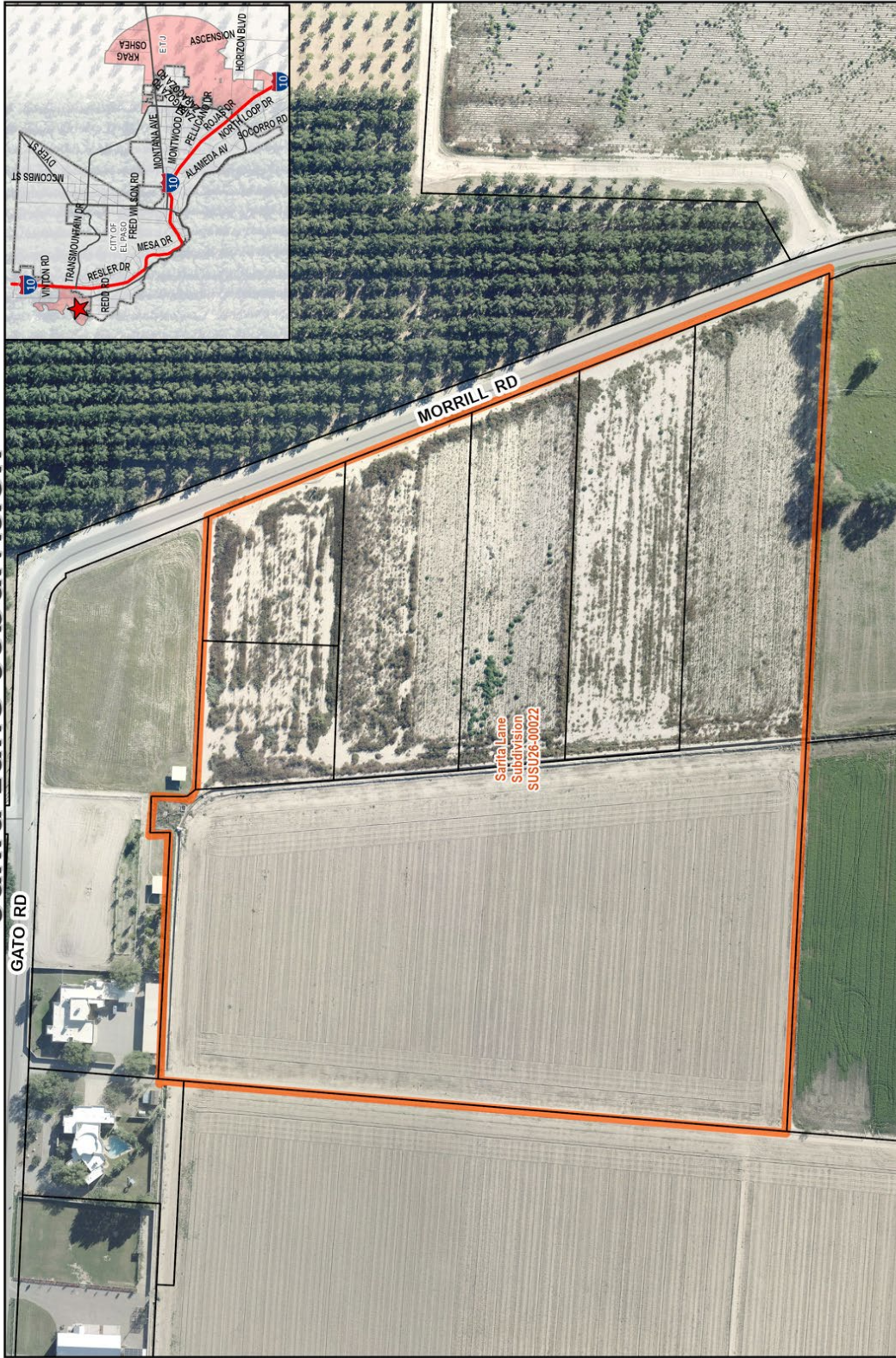
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

Sarita Lane Subdivision



Sarita Lane
Subdivision
SUSU26-00022



 Subject Property

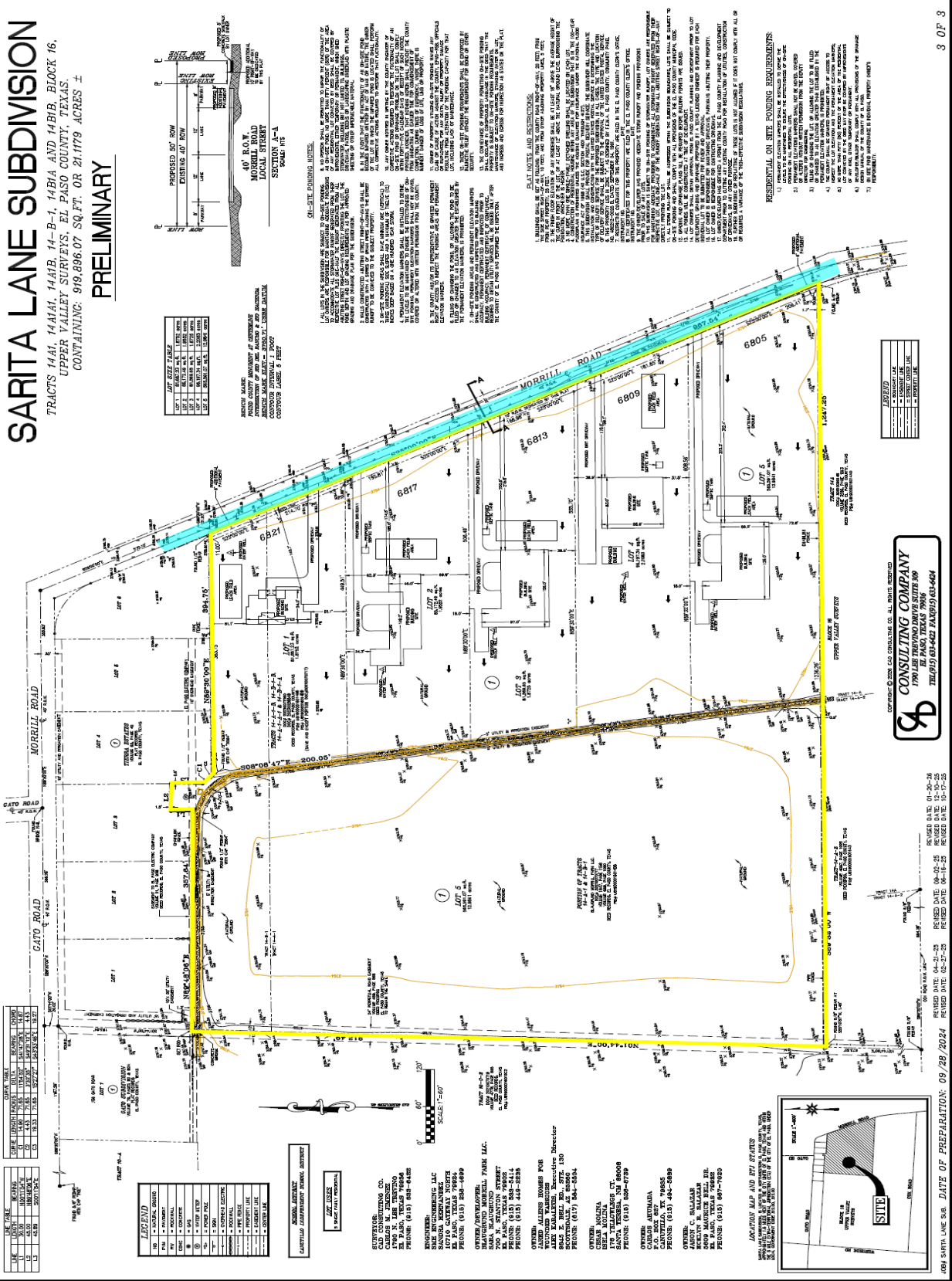
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ATTACHMENT 2

SARITA LANE SUBDIVISION

TRACTS 14A1, 14A1A1, 14A1B, 14-B-1, 14B14 AND 14B18, BLOCK 16,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING: 919.896.07 SQ. FT. OR 21.179 ACRES ±

PRELIMINARY



ATTACHMENT 4



March 23, 2026

To: City of El Paso

This is a request for a waiver for the property at Morrill Road (Sarita Lane Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding the dedication of 20 feet additional right-of-way. We are requesting to waive the 20 feet dedication and instead dedicate 10 feet as per the County of El Paso requesting only 10 feet for a future 60 foot right-of-way on Morrill Road. All plans and construction drawings have been approved by the County of El Paso with a 10 foot dedication only.

If you have any questions, please call me at 915-633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala', is written over a light blue horizontal line.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: _____ FILE NO. _____

SUBDIVISION NAME: SANTA LANE SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 14A1, 14A1A1, 14A1B, 14B1,
14B1A AND 14B1B, BLOCK 16,
UPPER VALLEY SURVEYS

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>21.174</u>	<u>5</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below):	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites:	_____	<u>5</u>
Commercial	_____	_____	Total (Gross) Acreage:	_____	<u>21.174</u>
Industrial	_____	_____		_____	_____

3. What is existing zoning of the above described property? ETS Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
ON SITE DRAINAGE

7. Are special public improvements proposed in connection with development? Yes No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
 If answer is "Yes", please explain the nature of the modification or exception: WAVEN OF 20' R.O.W. COUNTY DEVIATES TO ADDITIONAL R.O.W.

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No
 If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record _____
 (Name & Address, Zip) (Email) (Phone)

13. Developer _____
 (Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. _____
 (Name & Address, Zip) (Email) (Phone) 915-633-6422

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: C. C. C.

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Sara Blaugrund
 BLAUGRUND MORRILL FARM LLC., Owner
 SARA BLAUGRUND

Alex Karalexis
 JARED ALLENS HOMES FOR WOUNDED WARRIORS., Owner
 ALEX KARALEXIS, Executive Director

 CESAR & ISELA MOLINA, Owners

 CARLOS AHUMADA, Owners

Jason C. Salazar Eckly R. Salazar
 JASON C. SALAZAR & ECKLY R. SALAZAR, Owners

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 (Name & Address, Zip) (Email) (Phone)

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 (Name & Address, Zip) (Email) (Phone)

14. Engineer CAD CONSULTING CO. 915-633-6422
 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: C. Ad

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING61@AOL.COM

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 ALEX KARALEXIS, Executive Director

Cesar & Isela Molina
 CESAR & ISELA MOLINA, Owners

CARLOS AHUMADA, Owners

JASON C. SALAZAR & ECKLYN R. SALAZAR, Owners

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 (Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: C. A.

REPRESENTATIVE CONTACT (PHONE): 915-633-6422

REPRESENTATIVE CONTACT (E-MAIL): CADCONSULTING1@AOL.COM

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Carlos Ahumada
 CARLOS AHUMADA, Owners

 JASON C. SALAZAR & ECKLYN R. SALAZAR, Owners

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
2. Remove owners’ information from the face of the final plat.
3. Revise incomplete legal description to include Tracts 14A1A, 14A1D, 14A1E, and 14A1C.
4. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

** Fees do not apply to water meter or connections made for standby fire protection service.*

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,866
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,698	\$90,973
12 inch	143.33	\$120,947	\$170,070

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**

The Developer/Engineer shall address the following comments.

1. Coordinate and obtain approval from Water Improvement District #1 for proposed development. Verify if any irrigation easements are required.
2. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument or other known and accepted survey points. This tie shall be delineated on the plats.
3. Closure is Ok.
4. Provide Header curb along Morrill Road in the cross section in the preliminary plat.

Parks and Recreation Department

Please note that this is a Residential subdivision composed of 5 lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the Westside area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City’s extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$6,850.00** based on the following calculations:

5 Single-family dwelling units @ rate of \$1,370.00 per unit = \$6,850.00

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Rio Del Norte Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water

Engineering, Planning and Development

EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Westside Impact Fee Service Area. This Property is located outside of the City limits.

There are no water and sanitary sewer in the vicinity of the subject property.

Stormwater Engineering

1. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.
2. On the preliminary plat, show and label the proposed pond location within the lot. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
3. On the engineering report, to obtain the required storage volume use the rainfall depth for a 100-year return frequency, 24-hour event for the westside region, shown on table 4-2 Section 4.3.1.2 of the Drainage Design Manual.

Streets and Maintenance Department

Street Lights

Do not object to this request.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code (cited below).

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management

- No objection to application.
- Indicate that any proposed infrastructure improvements located within the city right-of-way or within the 5-mile ETJ, must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Traffic & Transportation Engineering, Signs & Markings, Signals and Environmental Services Department had no comments.

Texas Gas

In reference to case SUSU26-00022 - Sarita Lane Subdivision, Texas Gas Service will need an easement to provide gas service to the property located at the back (Lot 5).

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso County

[Sheet 1 | Comment 00004 | Sarita Lane Sub_Full Set.pdf]

Richard Lane

Dedicate 10' additional right of way along Morrill Rd.

Our engineer has indicated that he has no other comments for this subdivision.

El Paso Central Appraisal

There are no comments for Sarita Lane Subdivision from Central Appraisal.

El Paso Electric

We have an existing 12' wide easement along the back of the lots. Please note the existing 12' wide easement. We have attached a copy of the ROW guidelines for the ponding near our proposed electric line to serve the buildings.



El Paso County Water Improvement District #1

Please correct the legal description and plat. The following tracts are missing: 14A1A, 14A1D, 14A1E, and 14A1C.

Please have the applicant submit an application, fee and three irrigable land exhibits to the office located at 13247 Alameda in Clint, Texas.

Fire Department

No adverse comments.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Capital Improvement Department

No comments received.

Sun Metro

No comments received.